

Item # _____

Prepared by: Gloria Kelly
Shelby County Land Bank

Commissioner _____

Approved by: _____
County Attorney

RESOLUTION APPROVING THE SALE OF SEVEN (7) COUNTY OWNED DELINQUENT TAX PARCELS, ACQUIRED FROM SHELBY COUNTY TRUSTEE TAX SALE NOS. 0203, 0205, 0305, 0306, and 0404, TO IDENTIFIED PURCHASERS AT VARIOUS PRICES COLLECTIVELY TOTALING \$28,500.00, PURSUANT TO THE SALE PROVISIONS OF T.C.A. §67-5-2507 AND AUTHORIZING THE SHELBY COUNTY MAYOR TO EXECUTE QUIT CLAIM DEEDS. SPONSORED BY COMMISSIONER MATT KUHN.

WHEREAS, Shelby County has acquired seven (7) Delinquent Tax Parcels from Shelby County Trustee Tax Sale Nos. 0203, 0205, 0305, 0306, and 0404, which parcels being more particularly described in the listing thereof, which is attached hereto as Exhibit "A", and incorporated herein by reference; and

WHEREAS, Pursuant to the sale provisions of T.C.A. §67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said Delinquent Tax Parcels to secure purchase offers for each; and

WHEREAS, The purchase offers received for said Delinquent Tax Parcels were publicly advertised for increased offers pursuant to T.C.A. §67-5-2507 in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit "A", as representing their highest and best sale price; and

WHEREAS, It is deemed to be in the best interest of Shelby County to sell said seven (7) Delinquent Tax Parcels to the identified purchasers for the sale prices as listed in said Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF SHELBY COUNTY, TENNESSEE, That the sale of the aforementioned Seven (7) Delinquent Tax Parcels, acquired from Shelby County Trustee Tax Sale Nos. 0203, 0205, 0305, 0306, and 0404, to the identified purchasers for the sale prices listed in said Exhibit "A", collectively totaling \$28,500.00, be and the same is hereby approved.

BE IT FURTHER RESOLVED, That the Mayor be and is authorized to execute a Quit Claim Deeds conveying the same, along with any other documents necessary for the closing of the Delinquent Tax Parcel sales described herein.

BE IT FURTHER RESOLVED, That this Resolution shall take effect from and after the date it shall have been enacted according to due process of law, the public welfare requiring it.

A C Wharton, Jr., County Mayor

Date: _____

ATTEST:

Clerk of County Commission

ADOPTED _____

SUMMARY SHEET

I. Description of Item

A Resolution approving the sale of seven (7) County owned Delinquent Tax Parcels acquired from Shelby County Trustee Tax Sale Nos. 0203, 0205, 0305, 0306, and 0404. Pursuant to the sale provisions of T.C.A. §67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said parcels to secure purchase offers for each. The purchase offers received were publicly advertised for increased offers in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit "A", as representing their highest and best sale price. Base upon the above, it is hereby recommended by the Administration that the sale of these seven (7) Delinquent Tax Parcels be approved.

II. Source and Amount of Funding

Amount Expended/Budget Line Item

All Costs (Direct/Indirect)

Additional or Subsequent Obligations or Expenses of Shelby County

III. Contract Items

Offer to Purchase

Quit Claim Deeds

IV. Additional Information Relevant to Approval of this Item

EXHIBIT "A"									
Exhibit #	Tax Sale	WBP	Address Lot Size	Zoning Code	Total Taxes And Fees	Purchaser	Evaluation	Sales Price	Planned Use
3740	0404	03110500000340	1900 Lamar Ave. 65' x 75' x 67'	C-H	\$10,418.67	Carol K. George	\$3,000.00	\$3,000.00 Vacant Lot	Investment Property
4521	0305	03502200000110	1770 Farrington St. 31' x 108'	R-D	\$19,116.78	Jessie Richardson & Terrance Johnson	\$7,000.00	\$6,000.00 Comm. Bldg.	Investment Property
8164	0203	04802100000190	1486 Wabash Ave. 50' x 110'	R-D	\$6,120.14	Belzoni Company, LLC	\$4,000.00	\$3,000.00 Vacant House	Investment Property
8168	0205	04802100000290	1442 Wabash Ave. 34' x 110'	R-D	\$8,126.34	Belzoni Company, LLC	\$4,000.00	\$3,000.00 Vacant House	Investment Property
16385	0306	07105700000220	4438 Sunny View Dr. 45' x 99'	RS-6	\$11,993.00	Vonnie Chism	\$5,000.00	\$4,000.00 House	Investment Property
12945	0305	07517400000030	657 Delta Rd. 61' x 336'	RS-8	\$8,945.18	Marvin Hilliard	\$3,500.00	\$5,500.00 House	Investment Property
13926	0205	07524600000420	379 Washburn 40' x 134'	RS-6	\$14,019.53	Kenneth Pickens	\$3,000.00	\$4,000.00 House	Investment Property

7 Properties

Total

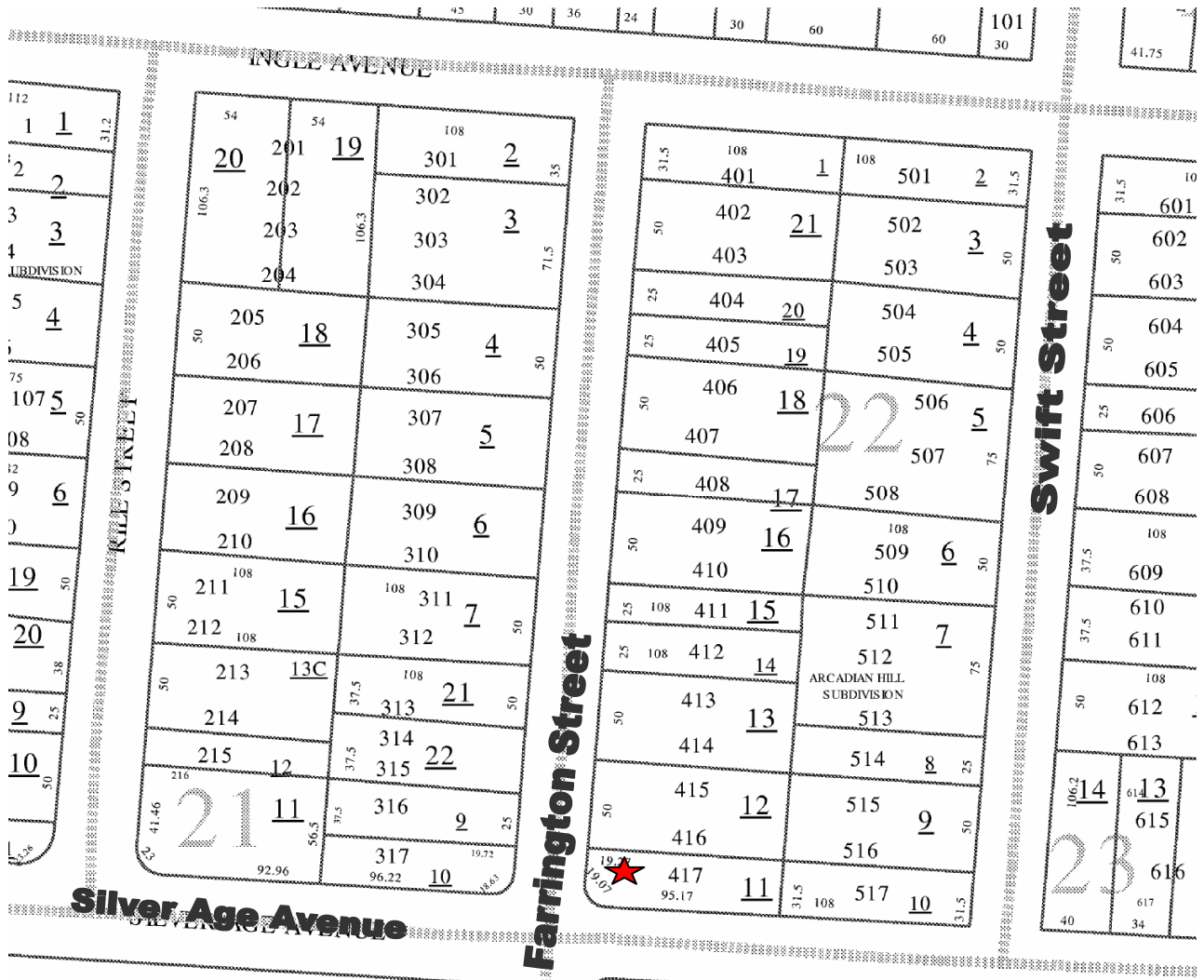
\$28,500.00

Ward 31



031 1050 0 00034 0

Ward 35



035 0220 0 00011 0

Ward 48



048 0210 0 00019 0

Ward 48



048 0210 0 00029 0

Ward 71



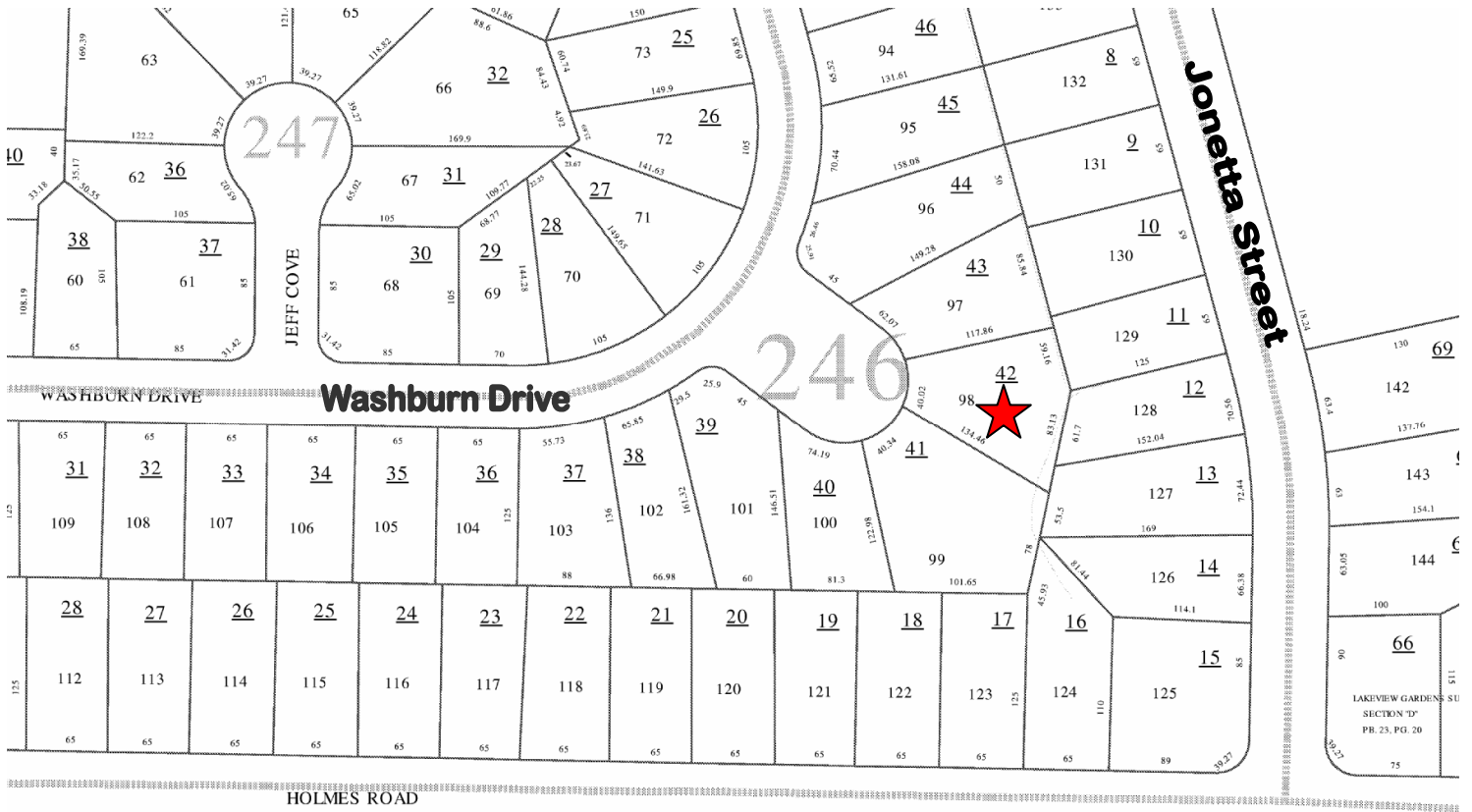
071 0570 0 00022 0

Ward 75



075 1740 0 00003 0

Ward 75



075 2460 0 00042 0